



**FIDELITY**  
REAL ESTATE GROUP, INC.

Woodmont Centre I & II  
102 & 104 Woodmont Blvd.



- Class A Office Space
- Card Key Access and video surveillance security system
- On-site Property Management
- Convenient to many restaurants and specialty shops
- 500 space parking garage with ample visitor parking
- Located off West End Avenue near I440



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## Woodmont Centre I & II Building Profile

Address:	102 and 104 Woodmont Boulevard Nashville, Tennessee 37205
Landlord:	West End Properties, LLC, owner of 410,000 SF of office space in Nashville and Atlanta, Georgia.
Building/Property:	Woodmont Centre is located at the intersection of Harding Road and Woodmont Blvd. in the Belle Meade area of Nashville, 1.25 miles west I-440 and 5 miles west of downtown Nashville. The two-phased project contains 160,000 square feet of class A office space with a 500-car parking structure. The property has ingress and egress on Woodmont Blvd. and Kenner Avenue.
Rental Rate:	\$36.00 per square foot. The base rental rate is quoted on a full-service basis inclusive of utilities, taxes, insurance, janitorial, maintenance, etc.
Lease Term/Tenant Improvements:	Five (5) years +
Escalations:	Pass-through for increases in Taxes, Insurance and Utilities over Base Year.
Premises:	Woodmont II Suite 135 – 1,900 SF
HVAC:	Woodmont Centre has Variable Air Volume (VAV) electronically controlled HVAC system with boiler provided heat. Each floor has 15 VAV controls. The HVAC hours of operation are 8:00 a.m. to 6:00 p.m. Monday-Friday, except for holidays. The after-hours charge is \$35 per hour, subject to change based on NES.
Lobby Renovation:	The 1 <sup>st</sup> floor lobby and atrium underwent a \$700k renovation in 2012 to upgrade all finishes, lighting and technology to modern Class A office building standards. The recently completed \$350k lower-level lobby project renovated the common area restrooms/showers and added a new fitness center. The renovation upgraded all finishes, lighting and technology to complement the 1 <sup>st</sup> floor lobby. The restrooms on the 1 <sup>st</sup> floor have been renovated.
Storage:	Storage space for tenants is available in the lower level.



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Security/Life Safety

Woodmont Centre has proximity security cards for access to the building and respective floors during after hours. The deposit for each card is \$20. A uniformed guard is on-site from 10:00 a.m. to 6:00 p.m. Monday-Friday. The parking garage has two (2) 24-hour video tapes surveillance cameras. The building fire detection systems are monitored 24 hours a day. A generator operates life safety equipment in times of power failure.

Amenities:

The building is close to many banks, restaurants and shopping. The Publix/Hill Center and Starbucks are within walking distance. The building has vending machines on the lower level. Micro Market <http://companykitchen.com/welcome/micro-market/> provides vending options.

'Green" Initiatives Sustainability:

Woodmont Centre has an active light retrofitting program to energy efficient LED or compact florescent bulbs. It also takes advantage of TVA rebates on large projects. On tenant improvement projects, the owner recycles most demolition byproducts.

Parking:

The parking ratio is 3.8 spaces per 1,000 square foot of space. Unreserved spaces are available @ \$35 per space and reserved @ \$60 per space. Handicap spaces are located in the front of the building and in the parking garage.

Telecommunications:

The building has fiber-optic loops available from AT&T, XO and Telcove Communications. Comcast Cable provides cable TV service to the building.

Property Management:

Provided by Fidelity Real Estate Group, Inc., property manager, leasing and asset manager for agent for eleven (11) buildings comprising 760,000 square feet of office and retail space.

Leasing representative:

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